

## STREAMSIDE PROTECTION REGULATIONS – June 10, 2008

### Language Changes Based on Steering Committee Input of May 6, 2008

- A. Strike all uses of the term “**nonconforming**” from the proposed ordinance. This affects the following sections of the original working draft;
  - 1. Page 1, Ordinance outline reference to Section 10. Nonconformities (removed reference)
  - 2. Page 2, Section 3, Definitions - Nonconformance (definition removed)
  - 3. Page 7, Section 10 – Nonconformities (removed entire section)
  
- B. Allow **pre-existing buildings** located within the (proposed) setback to rebuild or expand at its current location, provided it is not rebuilt or expanded closer to the stream. The proposed language would read as follows:
  - 1. Define “Pre-existing building” as: a structure with an established footprint (foundation) and a completed roof located in the setback area and constructed before *(adoption date of the ordinance)*.
  - 2. A pre-existing building may be rebuilt and/or expanded subject the following:
    - a. New construction shall not be any closer to a regulated stream than the pre-existing building.
    - b. A pre-existing building that has been destroyed may be rebuilt and expanded at the same location. If the building is expanded, it shall not be located any closer to a regulated stream than the pre-existing building.
    - c. Suggested Additional Language - Prior to altering a pre-existing building, the existing setback must be documented and confirmed by the Planning Office.